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land use



general plan

AN ELEMENT OF THE GENERAL PLAN OF SANTA CLARA COUNTY

Resource Conservation Areas

Description: Resource Conservation Areas consist primarily of the mountain lands, the wetlands and lowlands and the very fine remaining agricultural lands of the county.

Allowable uses of these lands shall be compatible with resource conservation and the land's inherent natural qualities. Allowable density and uses shall conserve the resources of the land in such a way that the county's air quality is maintained, the very fine agricultural soils of the County are kept for productive use, the watersheds are protected and the per capita energy demand is not increased.

Lands outside the Urban Service Areas, not clearly established in designated rural residential uses or in other specialized land uses are designated Resource Conservation.

BAYLANDS

Description: The Baylands are of major environmental importance for the climate and the quality of life within the county. Current uses include the National Wildlife Refuge, parks, salt ponds, marshes, public waste disposal areas, home for rare, endangered and locally unique forms of plant and animal life, public educational facilities, and limited harbor and boat works.

Allowable uses: Edges of the San Francisco Bay shall be preserved and restored as open space. Allowable uses include bay waters and sloughs, marshes and marsh restoration, salt extraction, wildlife habitat, open space preserves, small piers and walkways, wildlife observation, walking, horseback riding, bicycling, fishing, boating, education, swimming, limited hunting, aqua culture, and marinas.

Development Policies: There shall be no filling of the wetlands except for very limited filling for small levees, piers or walkways necessary for the public use or study of the baylands.

No new or expanded waste disposal sites shall be approved, and existing sites shall be made into parks or open space when terminated for waste disposal.

STREAMSIDES

Descriptions: Creeks and streamsides wherever they occur.

Allowable Uses: Creeks and streamsides shall be preserved in their natural state providing for drainage, percolation, wildlife habitat, aesthetic relief and open space. Recreational uses that are environmentally compatible are allowable within the creek buffer area.

Development Policies: Creeks and streamsides shall be protected in their natural state and shall be restored whenever possible. There shall be no building, parking, clearing, or spoilation within the creek buffer area.

AGRICULTURE

Santa Clara County is enriched by a special combination of the very finest soils, a very favorable, dependable growing climate and generally adequate water supplies. Lands in agricultural uses contribute to the economy and quality of life. This combination of factors makes it highly desirable that certain lands be preserved for agricultural uses. Permanent preservation is the goal for the best areas. (See the Natural Environment Section for programs for the preservation of agriculture which supplement the General Plan land use designation.) Other areas are designated agriculture for the life of the plan so that there will continue to be a productive use of land not now planned for city development. Some areas shall be preserved in agricultural uses because these are the most suitable uses in areas where physical limitations including flooding and high ground water conditions make them unsuitable for more intensive uses.



Description: Lands with Class I, II and Class III soils are designated for agricultural uses in areas where they generally have been in agricultural production and where agricultural uses are most appropriate.

Allowable Uses: Agricultural activities and uses necessary to support those agricultural activities.

Development Policies:

1. Large Scale Agriculture is designated where minimum lot sizes shall be 40 acres.
2. Medium Scale Agriculture is designated where minimum lot sizes shall be 20 acres.
3. In order to avoid premature pressure for conversion of agricultural lands, LAFCO should reaffirm the five year time period for inclusion of land within urban service areas.
4. LAFCO should adopt policies which assure that cities do not annex land in the agricultural reserve areas (Large Scale Agriculture designation).

HILLSIDE AREAS

Description: Mountainous lands unplanned or unsuited for city development shall be preserved in an open condition with uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas. These lands are watersheds and may also provide such important resources as minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeological sites, scenic beauty, grazing lands, recreational areas, and land which defines the setting for the urban area. Development shall be limited to avoid augmented need for public services and facilities.

Allowable Uses: Land uses shall be agricultural and grazing, mineral extraction, parks and low-density recreational facilities, land in its natural state, wildlife refuges, and very low intensity residential development. Commercial, industrial or institutional uses may also be allowed which support recreation or the productive use or study of the natural resources, and which must by their nature be located outside of cities.

Development Policies:

Density

Density of development shall be based on a straight line formula between 20 and 160 acres as shown on the following chart subject to the following criteria:

1. Both the roads within the proposed development and those serving the area of the development must be of adequate design, maintenance, and capacity to accommodate the development without causing congestion or safety problems.
2. The portion of the site where roads, buildings, and septic drainfields are allowed must be identified on the subdivision map and shall be free from conflict with natural and heritage resources or these conflicts must be adequately mitigated.
3. Any areas of the site which pose a hazard must be placed in permanent open space (landslides, excessive slopes, faults, etc.)
4. Homesites and drainfields must be placed only where their presence would not run a risk of environmental pollution (set back from creeks, no drainfields in areas of excessively high percolation or high groundwater, etc.)
5. Homesites and roads shall be placed only where they will not have an adverse visual impact.
6. If the site is in the Williamson Act, there must be an application to cancel or exclude from the contract the areas that will be included in the residential lots created.
7. All standards and criteria of the General Plan and of all applicable County ordinances are met.
8. Prohibit development on ridgelines and establish a minimum point below the ridge-line where home sites will be located.

COMMUNICATION AND UTILITIES

Description: Electric and gas substations or major distribution facilities, and concentrated sites for telecommunications facilities.

Allowable Uses and Development Policies:

Gas and electric power distribution facilities shall be governed by the Gas and Electric Utilities Element of the General Plan.

Sites for telecommunication equipment such as radio, television, microwave, and similar transmissions and relays shall be strictly controlled and limited so that:

- o the number of such facilities is kept to the lowest level consistent with the technology and need for such facilities.
- o sites will not be allowed to proliferate or to be scattered about the hills.
- o access roads, site design, and specific locations must not have an adverse visual or environmental impact.

TRANSPORTATION

Description: Airports, bus facilities, and storage yards for road maintenance.

Allowable Uses and Development Policies:

New public transportation facilities shall be compatible with the land uses in the areas in which they are located, and shall be consistent with General Plan policies.



ROADSIDE SERVICES

Description: Private facilities and business serving the motoring public.

Allowable Uses: Restaurants, motels, recreational facilities, wine tasting rooms, farmers markets, gas stations, and similar uses serving motorists.

Development Policies:

1. No new roadside service shall be approved which should appropriately be located within a city.
2. New or expanded roadside services shall be approved only if they will not be disruptive of the designated land uses in this Plan for adjacent lands.
3. No commercial development such as motels and restaurants which generate high levels of sanitary waste shall be allowed to develop on septic tanks.

QUARRIES

Development Policies:

1. All quarries and mines are to have a plan for the rehabilitation of the property and the control of erosion from the operation.
2. All existing operations shall be subject to periodic review to evaluate the compliance of the operation with the conditions placed upon it, and to add such requirements as are necessary for the rehabilitation of the site or the control of erosion.
3. The County should promote the rehabilitation of land which has been left in an environmentally damaged condition as the result of past quarry operations.
4. No new quarries or mines shall be allowed in areas where their operations would be disruptive of other uses.

SOLID WASTE DISPOSAL SITES

Development Policies: Creation of new solid waste disposal sites is governed by the County Solid Waste Management Plan.

Once the use of a site for waste disposal has terminated, the site shall return to the general land use designation of the area in which it is located, however no past solid waste disposal site shall be used for construction of dwellings or structures for human occupancy.

INDUSTRIAL FACILITIES

Description: Major existing industrial facilities located in resource conservation areas.

Development Policies:

1. At the termination of the present industrial use, the land shall revert to the resource conservation use designated for the area.
2. Existing industrial uses outside of city urban service areas may be expanded only if, (1) the use being expanded is of a nature which must have a rural location and cannot reasonably be conducted within an urban service area, (2) provision is made by the company for transit or shuttle bus service to the site, (3) there is an available housing supply for the workers within a reasonable commuting distance, (4) the roads serving the site are adequate for the traffic expected, (5) the industry is capable and willing to provide its own services, and (6) the expansion plan provides for the rehabilitation of any physical damage done to the site through its industrial use.

LOS GATOS HILLSIDE LAND USE POLICIES

The jointly adopted Los Gatos Hillside Plan is the specific area plan for the portion of the County included within that joint hillside study and shall be considered compatible with the County General Plan providing that the densities in the 20-160 areas conform to the straight line formula of this plan for hillsides.

The Urban Area and The Urban Transition

1. Urban development should take place in cities. Unincorporated land within urban service areas should be annexed and development should conform to the city general plan.

2. The County will allow urban development within urban service areas only if annexation has been denied by a city, no service expansion will be required to maintain existing levels of service, and the use and density proposed is determined to be compatible with city plans.

3. Urban service areas and new city incorporation should include only those areas which are reasonably serviceable, relatively hazard free, and without substantial predictable adverse environmental impact.

4. Lands unsuited for urban development shall not be annexed to cities or included in urban service areas. It is intended that a line be established through joint city/county effort, that will define the limit of future urban expansion. This line shall be based on the need to prevent the over development of hazardous lands and the need to protect the resources of the County. (See the Constructed Environment Chapter).

5. The County shall take special care to enhance and protect the lands and waters which will remain under County jurisdiction.

6. LAFCO should affirm the five year urban service area concept, and allow additions to urban service areas only if there is less than a five year supply of vacant land within the existing urban service area.

Proposals for changes in Rural Residential designation boundaries shall be considered at the time of the General Plan Annual Review.

(Areas designated Rural Residential include portions of the East foothills of San Jose, for which the City of San Jose has a non-residential land use policy, where parcel size minimums are 20 acres. This apparent policy conflict should be resolved by the Board of Supervisors working with San Jose.)

Allowable Uses: Residential, agricultural and open space uses are the primary uses. Commercial, industrial and institutional uses may be established only where they serve the needs of the resident population and result in a net overall reduction of travel demand.

Development Policies:

Expansion or Creation of Rural Residential Areas

The boundary lines drawn around the prematurely urbanized "rural residential" areas shall be firm boundary lines not to be breached, and the County shall develop procedures to assure that these areas do not expand.

Densities

5 to 20 acres per dwelling.

San Martin

San Martin is a special case of Rural Residential. Interim policies shall be in place until a special Detailed Plan is complete.

Parcel sizes shall be 20 acre minimum.

(Detailed special Land Use Policies for San Martin are found in the Detailed Land Use Policy Section.)

Other Land Uses

NEW ALMADEN HISTORIC AREA

A nationally registered historic area which shall be preserved under the provisions of the special Historic District applied to the area.

MAJOR EDUCATIONAL AND INSTITUTIONAL USES

Lands belonging to a university, religious order, or private institution, used as a place of learning, an academic reserve for future university use, a seminary, or a research facility.



University Lands - Campus

Description: Lands currently developed for academic uses, with a full complement of activities and densities which give them an urban character.

Allowable Uses: Academic and academic related uses - instruction and research, faculty, staff and student housing and support services.

Substantial housing and traffic mitigation measures must be taken to balance increases after December 1980 in student enrollment, faculty and staff with their respective housing needs.

Development Policies: Urban services are the responsibility of the University.

A request to add lands to this land use designation shall be processed in accordance with General Plan amendment procedures.

University Lands - Academic Reserve and Open Space

Description: Lands outside of the campus area which currently have an open space character or use, or a low intensity academic use. These lands are important for their scenic beauty, visual relief, grazing, and wildlife values, as well as their academic potential.

Allowable Uses: Uses which are compatible with the existing character of land and its resources -- open space and low intensity uses limited to instruction and research, faculty, staff and student housing, and uses ancillary to the allowable uses. Any new housing in this category would be low intensity, retaining a maximum amount of open space. (In defining low intensity, the standards of the city within whose sphere of influence it lies should be considered as a guide.) All uses shall be subject to review and use permit.

Development Policies: Policies focusing on environmental concerns and conservation of natural, visual and heritage resources must be developed for the entire academic reserve through a cooperative process among the Board of Supervisors, the University Board of Trustees and the city council of the city in whose sphere of influence the university is located. A special area plan shall normally be required for the entire area affected by a specific development proposal prior to consideration of a use permit. Any division of property must come to the County for approval.

Implementation

Land use designation for lands shown on the Land Use Map as "arboretum" shall be defined through a cooperative effort of the County, the City of Palo Alto, and Stanford University.

Other Educational and Institutional Uses

Description: Colleges, astronomical observatories, seminaries, and private educational facilities.

Allowable Uses and Development Policies:

New or expanded facilities shall provide all services necessary for their operations and shall be compatible with the land uses in the area in which they are located.

MAJOR PUBLIC FACILITIES

County government centers, United States Government lands used for defense and space research installations, and other large scale governmental facilities.



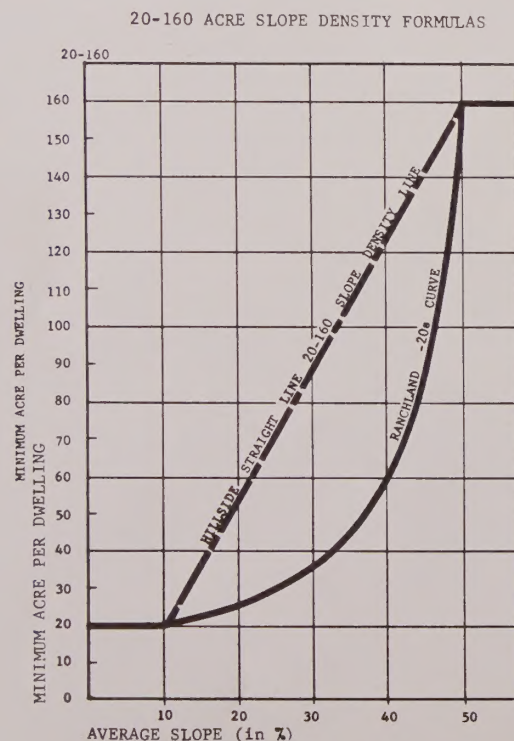
Mandatory Clustering and Open Space Dedication

In order to utilize the number of building sites determined by the 20 - 160 acre slope density formula, the project must be designed as a cluster and must permanently preserve at least 90% of the land area as open space.

The clustered home sites shall not have lots of less than 2 acres in size.

The building envelopes on the home sites as well as an area suitable for construction of accessory structures shall be specified and the combined area of this land shall not exceed 10% of the gross land area of the site.

At least 90% of the gross land area shall be permanently preserved as open space through easements and shall be configured as large, usable and contiguous areas. The open space may be restricted through easements over portions of individually owned parcels or may be separate parcels owned in common or individually. The open area shall be privately controlled and not open to the public unless the developer chooses to deed the open area to a public agency willing to accept the land. For projects which do not meet these clustering and open space requirements, the minimum lot size for division of land shall be 160 acres.



Los Gatos Watershed

Significant areas within the Los Gatos Watershed are divided into a pattern of very small parcels. They do not carry a Rural Residential designation, however, because of a multitude of severe existing substandard conditions and some virtually insolvable constraints. All portions of the Los Gatos Watershed are designated hillside and development on existing parcels is dependent on meeting county General Plan standards and criteria. (See Detailed Land Use Policies for complete policies for the Los Gatos Watershed.)

RANCHLANDS

Description: Lands which are predominantly used as ranches in areas which are far from the urban portions of the county. These lands are watersheds and provide such important resources as grazing lands, minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeologic sites, areas of scenic beauty, and recreational areas.

The existing very low intensity uses, rural lifestyle, and limited public access shall be maintained. Development policies shall protect the continued use of the land for ranching. Population shall be held to a minimum, and land uses shall be of a nature and intensity which do not require higher levels of service than those presently provided.



Ranchland policies will be reviewed in one year. Monthly subdivision and certificate of compliance data will be collected. If at the end of one year activity in the ranchlands approaches the limits for subdivisions, it will be necessary to revise the ranchlands policies.

Allowable Uses: The primary use shall be ranching. Other uses may include agriculture, low intensity recreation, mineral extraction, land in its natural state, hunting, and wildlife refuges. Very low intensity residential, commercial, industrial, and institutional uses may also be allowed if they primarily support ranching activities or are necessary for the enhancement, protection, or study of the natural resources of the area.

Development Policies:

Development shall be guided by the following concepts:

1. No large ranches shall be allowed to fully subdivide into small lots.
2. The function of allowed lot splits should be:
 - o to help ranchers trade land
 - o to raise capital in time of need
 - o to settle estates
 - o to provide for family divisions, but to limit the growth to very little added population
3. The right of ranchers to build residences and to divide Williamson Act property under the terms of the existing contracts is affirmed.
4. There shall be a limit to the number of lots created within the ranch land area.
5. The rural character of the area shall not to be changed and land use decisions shall prevent an influx of people into the area.

Density and Limitations of Lot Splits

Minimum lot sizes shall be either those of the 20 to 160 acre slope density formula, or 160 acres, and shall be subject to the following limitations and criteria:

1. At the time of application, the entire area of land held in contiguous ownership by the applicant shall be included in the application even though the proposed land division might affect only a small area of the holding.

2. Major subdivisions (more than 4 lots) shall be discouraged.

3. No division of land into parcels less than 160 acres shall be granted on a land holding where the division would result in the creation of more than four lots within the land holding during a three year period.

4. The ranchlands shall be separated into two geographic areas: Area A to the north of Coe State Park and Area B to include the remainder of the ranchlands.

5. Within Area A, the number of lots of less than 160 acres in size shall be limited to no more than 40 in a calendar year and no more than 75 within any consecutive three years.

In addition, there shall be a limitation on the creation of lots over 160 acres in size, with no more than 20 such lots per calendar year.

6. Within Area B, the number of lots of less than 160 acres in size shall be limited to no more than 20 in a calendar year and no more than 38 within any consecutive three years.

In addition, there shall be a limitation on the creation of lots of 160 acres or more in size, with no more than 10 such lots per calendar year.

7. Lots which are created without building site approval must be restricted from building site use, and shall count as lots created for the purpose of the annual subdivision limit for Ranchlands.

8. Ranch roads serving the internal needs of the ranches may be of gravel or hard dirt surface, and of widths suitable for ranch use. Such roads shall not be considered as acceptable for the purpose of subdivision unless they meet applicable County standards for the ranchland area. Routine maintenance of ranch roads shall not require grading permits so long as the alignment of the roads is not changed.

Resource Conservation Areas (continued)

SEE LAND USE MAP ON REVERSE SIDE

Detailed Land Use Policies

Included within this section are a collection of detailed policies for specific areas and special circumstances.

These detailed policies are intended to provide interim guidance to land developers in rural residential areas, in the Los Gatos Watershed, and in San Martin. They are to be adopted as an appendix to the General Plan, shall be subject to revision as needed, and may be amended outside of the annual period for normal revision of the General Plan.

DENSITY CRITERIA FOR THE RURAL RESIDENTIAL DESIGNATION

In addition to the Rural Residential Density Criteria listed on the land use map, a suitable building site, leachfield site and suitable road/driveway access to each parcel must be demonstrated. Many of the large lots which are subject to further land division within the Rural Residential Areas were found to have limitations for land development which need attention at the time of subdivision. The following criteria shall be used for Rural Residential areas until such time as a comprehensive set of General Plan criteria for building sites, septic leachfields, and access have been developed and adopted by the Board of Supervisors.

Suitable building site areas shall be:

- 1. Accessible from roads and driveways which meet acceptable criteria for their location and meet County standards.
- 2. Located so that there is an acceptable septic tank leachfield area where pumping is not required.

The footprint of the building shall be outside of:

- 1. Floodways and other areas of special inundation hazard according to the Santa Clara Valley Water District.
- 2. Natural slopes above 30%.
- 3. Areas of potential geological instability including:
 - a. Landslides which in the judgment of the County Geologist have a moderate or greater probability for movement following proposed alterations.
 - b. Fault traces and setbacks from fault traces to account for branch faulting to a width of 50 feet, or more if determined to be needed by the County Geologist.
 - c. Areas which have a high liquefaction potential including lands underlain by Bay Mud and lands near creeks which are considered hazardous for building by the County Geologist.
 - d. Fills of unknown or unstable composition.
- 4. Land subject to seiche wave splash hazard surrounding County reservoirs as determined by the County Geologist.
- 5. Lands which are accessible only through hazardous areas unless hazards can be sufficiently mitigated. These include: (1) insufficient bridges; (2) one lane roads; (3) active landslides; (4) roads not accessible to fire equipment.
- 6. Lands where structurally damaging soil creep is occurring and where such soil creep will be accelerated by building pad construction and vegetation removal.
- 7. Unreclaimed quarries.
- 8. Lands where maximum combined depth of necessary vertical cuts and fills exceeds 10 feet.
- 9. Lands within an official fire hazard area where there would be 10 or more dwellings on a dead-end road of over 800 feet in length.

Suitable leachfield site area shall be:

- 1. At least one-half acre per lot or potential building site is required. Slopes of less than 20 percent are recommended. Grading to artificially create an area of acceptable size shall not be allowed.
- 2. Depth to groundwater shall be greater than 10 feet from the surface in wet season testing. (Tests are required in areas within 200 feet of creeks, and watercourses and areas of known high groundwater as mapped on General Plan Maps).
- 3. The leachfield area shall not be subject to flood hazard or problem drainage which would interfere with functioning of the septic system.
- 4. Tests are required to determine if the depth of permeable soil meets the requirements of the Regional Water Quality Control Board.
- 5. This required area shall not be located:
 - a. Within 100 feet of creeks and watercourses.
 - b. Within 200 feet of reservoirs.
 - c. Within 100 feet of wells.
 - d. Within 50 feet of a cut bank, or within 50 feet of a property line where individual wells may be used for domestic water supply.
- 6. Landslides with moderate or greater potential for activation and the land within 30 feet of the uphill side of such landslides (subject to the County Geologists review) may not be used as the required area.

Suitable roadway/driveway locations shall not traverse areas:

- Where natural slopes are greater than 30 percent; where cuts and fills to achieve the desired road width cannot be limited to a maximum combined total of ten feet; where there is high soil creep potential; where landslide potential following alteration is moderate or greater in the opinion of the County Geologist; where there are unstable fills; or in areas of natural creek dependent vegetation.

Heritage Resources and Other Policies

Roads, building sites and leachfield areas shall be located where they would conform to all County General Plan requirements such as noise compatibility, heritage resource protection, etc.

Implementation

Develop at the earliest possible date and implement a set of General Plan Criteria for Land Development with the participation of all agencies responsible for the conditioning of Land Development projects.

LOS GATOS WATERSHED LAND USE POLICIES

Boundaries
The Los Gatos Watershed includes all the land in Santa Clara County which drains into the Lexington Reservoir below Lake Elman. These policies shall be reviewed and revised as necessary after completion of the Los Gatos Watershed Water Quality Study.

General Plan Designation
The Los Gatos Watershed is designated Resource Conservation - Hillside.

County Standards
Because of the severe problems of fire protection, including water supply and pressure, access and services; domestic water supply and quality; general watershed water quality; erosion; road maintenance; circulation; and road safety; geological hazard issues; and protection of the natural environment, in the portions of the Los Gatos Watershed permitted and no building sites created or new lots created except with the strictest adherence to County Standards and criteria.

Variances to zoning setbacks shall be allowed only when it can be found that there will be no adverse traffic or other safety or health impact. Setback variances are not intended to be used to secure building site approval for otherwise unsuitable parcels.

Commercial Land Uses
1. Until the conclusion of the Water Quality Study, commercial land uses should be limited to those properties currently serving commercial functions.

2. If commercial land uses are needed in the future they should be located near existing commercial uses.

- 3. New commercial land uses should be Neighborhood Commercial, permitting uses which satisfy local day-to-day needs and do not result in additional traffic from outside the Los Gatos Watershed.
 - 4. No commercial development such as motels and restaurants, which generate high levels of sanitary waste shall be allowed to develop on septic tanks.
 - 5. Prior to establishment or expansion of a commercial use, assured, dependable and adequate water pressure shall be demonstrated, appropriate to the specific use. Industrial
- No new industrial uses shall be approved.

Non-Conforming Parcels in County Ownership

The County should retain ownership of any non-conforming parcels acquired as a result of tax delinquency unless the parcels can be merged with adjacent developed parcels and/or unless an open space easement is applied to the parcel.

Logging

There shall be no commercial logging within those areas that are primarily residential where lots are generally less than 10 acres. Within these areas, which are primarily residential, limited tree harvesting not requiring heavy equipment shall be allowed, taking not more than 10 percent of the existing board feet in any five year period.

Deficiencies

The County shall seek correction of substandard health and safety related conditions at the time of resale of dwellings.

Implementation

- 1. Correction of Deficiencies
The County shall design a program and adopt appropriate codes to inspect structures within the Los Gatos Watershed at the time of resale and require correction of health and safety deficiencies. (Implementers: County)
- 2. Commercial Needs
Standards and guidelines should be developed for the future amount of commercial activities needed in the Los Gatos Watershed. (Implementers: County Planning Commission)

SAN MARTIN LAND USE POLICIES

San Martin has been designated a Rural Residential Area. These policies shall remain in effect until a special area plan for San Martin has been developed and adopted.

San Martin boundaries encompass the area between Middle on the North Mountain on the South, the East Foothills and West Foothills, excluding those areas previously annexed to Morgan Hill.

General Policies

- 1. County Policy will actively preserve the unique, rural character of San Martin and protect it from gradually becoming the same as other urban areas of the County. To protect this character, the County should allow little additional subdivision.
- 2. Land use decisions regarding San Martin should reinforce the basic Urban Development Policies of the County. Uses which are truly urban in type and could logically be developed in a city rather than in San Martin should be developed in a city. The County should not compete with cities for commercial and industrial tax generating land uses.
- 3. The County endorses the concept of self-determination for San Martin. The County Staff should provide help to local residents in achieving this objective.
- 4. San Martin should be viewed as a distinct entity, with unique rural characteristics, and whose future status is unresolved.

San Martin should not be viewed as an inventory of vacant land for expansion of existing cities, or additional institutional uses.

- a. Existing private land use should be retained.
- a. Any additional development will require additional government services. A long term study should be undertaken to determine the best alternative method to provide these services, and assure adequate financing of necessary services.
- a. The area needs a long range development plan, including but not limited to zoning. The plan should specify ultimate zoning, and a timetable over which these lands would be eligible for development. Provisions should be made to provide normal governmental services to these developable properties.

- a. New development should be evaluated by the residents of San Martin for its ability to complement existing uses.
- a. A committee of San Martin residents and persons with a countywide perspective should be selected to develop this long range plan.

A major concern in the future planning of San Martin shall be the resolution of the geographic boundaries of the area, especially to determine whether the northern boundary shall be Middle or Maple. All affected parties, including the residents, the City of Morgan Hill, LAFCO, and the County, shall participate in this decision.

Industrial Uses

- 1. Industrial uses should be designated on the Plan only in locations where permits have been obtained. Along the Llagas Creek, where soils have rapid percolation properties and in flood rate zones, new industrial uses should not be designated and new and pending applications should be denied.

- 2. New or significantly expanded industries should not be allowed on septic systems if they generate liquid industrial wastes, or generate greater amounts of sanitary waste than a single-family house.

- 3. Industrial uses with highly flammable materials should not be allowed to be established or expanded unless served by hydrants or a water supply adequate in volume or pressure for fire suppression.

- 4. New industrial uses should be deferred until (1) a Detailed Plan can be provided specifying areas eligible for industrial development, (2) until provisions have been made for necessary governmental services.

Commercial Land Uses

- 1. Existing commercial uses are deemed to be adequate.
- 2. Until the conclusion of the Water Quality Study, commercial land uses should be limited to those properties currently serving commercial functions.

- 3. The long range plan should seek to identify properties which may be eligible for commercial development by virtue of their location, traffic flow, or proximity to other commercial uses, and should specify a timetable over which they would become developable. Expansion of services (i.e., water, sewer, street widening, etc.) should be provided for, prior to approval for development.

- 4. New commercial land uses should be designated Neighborhood Commercial, permitting uses which satisfy local day-to-day needs and do not result in significant additional traffic from outside of San Martin.

- 5. No commercial development such as motels and restaurants, which generate high levels of sanitary waste shall be allowed to develop on septic tanks.

- 6. Prior to establishment or expansion of a commercial use, assured, dependable and adequate water pressure shall be demonstrated to be appropriate to the specific use.

- 7. It is recommended that the residents of San Martin develop standards and guidelines for the amount of commercial activities that will be needed in the future.



Institutional Land Uses (Excluding the Airport)

- 1. County facilities currently serving the entire South County as well as the residents of San Martin may continue to be provided to the South County from the San Martin location.
- 2. County service expansions which would require new facilities to be built in San Martin should be reviewed to determine if alternative methods, not requiring new facilities, can be found for the provision of these services. There should be local citizen input to making a decision to build a new facility in the area.

Airport: Policies to be determined.

Residential Land Uses

- 1. Existing Residential Land Uses should be allowed to continue in San Martin.
- 2. No lot splits or subdivisions, which result in lots less than 20 acres should be allowed, until a long range zoning-service plan has been developed and implemented. Lot splits and subdivisions which were approved prior to the Interim Ordinance, should be eligible for building permits, if they meet all other requirements.
- 3. If at the conclusion of the Water Quality Study, it is found that the residents of the area favor smaller lot sizes than 20 acres, an area plan for circulation, drainage, water supply, sanitary waste disposal (based on findings of the Water Quality Study), schools, and public safety services, should be developed. Prior to the initiation of a policy for lots smaller than 10 acres, there must be an operating mechanism (special districts, etc.) to fund and coordinate services and improvements.

Areas of Federal Floodways, Flood Hazard Rate Zones and Areas of Rapid Percolation Soils

These areas should be designated areas of special concern. Activities permitted should be limited to only those specific uses which: (1) do not involve the potential for contamination of surface runoffs, (2) will not require additional septic tank systems, (3) will not have the potential for generating large volumes of organic liquid waste, or (4) will not add potential for significant volumes of nitrates or sodium salts to the aquifers.

Agricultural Land Uses

- 1. Current agricultural uses should remain intact.
- 2. New development should be compatible with existing agricultural uses.
- 3. Changes should be made by rezoning property as it becomes eligible for development under a long range San Martin plan.

Community Design

A Community Design Plan is needed for San Martin specifying tree planting requirements, sign and setback standards, and underground power requirements. The County should landscape its facilities.

Scenic Highway

The portion of Highway 101 (By-Pass) in San Martin should be considered a scenic highway.



land use

AN ELEMENT OF THE GENERAL PLAN OF SANTA CLARA COUNTY

THE GENERAL PLAN ADOPTED NOVEMBER 18, 1980 INCLUDES THE LAND USE ELEMENT ADOPTED OCTOBER 20, 1980 • PUBLISHED OCTOBER, 1981.

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RESOURCE CONSERVATION AREAS

- Baylands
- Agriculture - Large Scale
- Agriculture - Medium Scale
- Hillsides
- Ranchlands
- Open Space Reserve (---temporary boundary)
- Existing Regional Parks
- Other Public Open Lands

RURAL RESIDENTIAL AREAS

OTHER LAND USES

- Areas with Special Land Use Policies
- Major Educational & Institutional Uses
- Major Public Facilities
- Communication and Utilities
- Transportation
- Roadside Services

- Active Solid Waste Disposal Sites, 1980
- Past Solid Waste Disposal Sites

Industrial Facilities

Quarries (not yet delineated)

URBAN SERVICE AREA

LIMIT OF FUTURE URBAN EXPANSION (not yet delineated)

NOTE:

Proposed Parks are Shown on the Regional Parks, Trails and Scenic Highways Map. This map includes changes in public ownership designations to reflect acquisitions to 9/15/81 and corrections to earlier maps.

APPLICABILITY

Projects which have received tentative map or other final discretionary approval on or before October 20, 1980 shall be reviewed according to the General Plan of 1960 as it existed on the date of such approval. Any application for division of real property filed prior to March 12, 1979 and determined to be complete on or before December 31, 1980, shall be reviewed for General Plan consistency on the basis of the General Plan as it existed at the time Ordinance NS-9233 was adopted. All other projects shall be reviewed for General Plan consistency in accordance with this plan as it exists on the date the action is taken.



Resource Conservation Areas (continued)

OPEN SPACE RESERVE

Description: Open lands which are near to a City Urban Service Area.

Allowable Uses: Agriculture and Open Space.

Development Policies:

1. No lots of less than 20 acres shall be created.
2. No commercial, industrial or institutional uses shall be allowed.
3. The County and the City of Gilroy should work together to refine the relationship of the open space reserve, the reserve for future urban growth and long-term agricultural lands.
4. The County and the City of San Jose should jointly consider the open space reserve area in Almaden Valley to resolve planning issues for the area.

EXISTING REGIONAL PARKS

Description: Parks of the County, Cities, State of California and Federal Government which serve a region-wide population.

Allowable Uses and Development Policies:

See the Chapter on Recreation and Culture for policies governing these lands.

OTHER PUBLIC OPEN LANDS

Description: Lands in Open Space Uses which are owned by various public agencies for purposes other than general public parks and recreation use. The lands are owned by such agencies as the United States, the State of California, Regents of the University of California, City and County of San Francisco, Santa Clara Valley Water District, City of Palo Alto and others. While some areas may be open to public access, others are not available for access and use by the general public, though they may be available on a permit basis.

Midpeninsula Regional Open Space District lands are generally undeveloped and are generally open to the public without permits.

Rural Residential Areas

Description: Areas outside of City Urban Service Areas where residential density generally exceeds one dwelling unit in ten acres, where the use of the land is primarily for residential purposes and where workers generally commute to jobs elsewhere on a daily basis.

The Rural Residential Designation is applied to areas which have an established pattern of small, primarily developed parcels assembled in aggregations large enough to be considered more than simple clusters of rural development. Areas which are designated lie outside of lands planned by cities for future inclusion in urban service areas. Some could eventually become new cities, but most will remain the responsibility of the County.

The County will promote the well being and adequate functioning of these areas and will protect the resources upon which they depend.

Only the most significant areas are designated, and no area has been designated which is not already well established with small acreage, residential uses.

